



Memorandum

TO: Historic Landmarks Commission **FROM:** Courtney Damkroger

SUBJECT: SEE BELOW

DATE: January 27, 2004

APPROVED:

DATE:

PRELIMINARY APPLICATION TO CONSTRUCT RESIDENTIAL CONDOMINIUM BUILDINGS, CONTAINING BETWEEN 150 TO 180 UNITS ON THE NORTHEAST CORNER OF NORTH FIRST STREET AND EAST ST. JAMES STREET, ST. JAMES PARK HISTORIC DISTRICT, NO. HD84-36

INFORMATION

The proposed project is being brought to the Historic Landmarks Commission at this time as an informational item only in conformance with the City Council Policy on the Preservation of Historic Landmarks (attached). The Policy states that projects with the potential to alter or demolish a landmark or other significant properties, as defined by the Policy, be brought to the Historic Landmarks Commission and public early in the process. An HP permit has not been filed and the project is at a preliminary stage. After the HP permit(s) have been filed they will be brought to the Commission for review and comment as per Chapter 13.48 of the San Jose Municipal Code.

The current concept includes construction of three residential condominium buildings, preservation of the First Church of Christ Scientist at 45 East St. James Street and demolition of Letcher's Garage at 200 North First Street. Both buildings are contributing to the City Landmark and National Register historic districts.

The development team will be at the Historic Landmarks Commission meeting to present the proposed concepts.

Courtney Damkroger
Historic Preservation Officer

Attachments: Council Policy
Site Plan and Context